

CHARLOTTE COUNTY PLANNING AND ZONING BOARD
Administration Center, 18500 Murdock Circle, Room 119,
Port Charlotte, Florida
Minutes of Regular Meeting
May 11, 2015 @ 1:30 p.m.

Call to Order

Chair Hess called the meeting to order at 1:30 p.m. and upon the Secretary calling the roll, it was noted a quorum was present.

Roll Call

PRESENT

Paula Hess
Michael Gravesen
Ken Chandler
Stephen Vieira
Paul Bigness

ABSENT

ATTENDING

Joshua Moye, Assistant County Attorney
Gayle Moore, Recording Secretary

ANNOUNCEMENTS

None.

APPROVAL OF MINUTES

The minutes of April 13th were approved as circulated.

PETITIONS:

NOPC-15-03-02

Legislative

Commission District I

A Resolution pursuant to Section 380.06(19)(e)2, Florida Statutes, a text amendment to the Sandhill Development of Regional Impact (DRI) Development Order by adding some specific sign requirements to allow one additional pole sign between 40 feet and 80 feet in height to be located on either PA, PD or PE within Parcel 5-13 of Tract 5 of the Sandhill DRI; for property located south of the DeSoto County Line, north of Rampart Boulevard, east of Loveland Boulevard and west of the Deep Creek area; Section 7, Township 40 South, and Range 23 East, in the Port Charlotte area, currently containing a total of 713.12± acres; Commission District I; Petition No. NOPC-15-03-02; Applicant: Sandhill Kings, LLC; providing an effective date. This application does not require the filing of a Notice of Proposed Change.

Staff Presentation

Jie Shao, Planner III, presented the findings and analysis of the petition with a recommendation of Approval, based on the reasons stated in the staff report dated April 24, 2015. Ms. Shao discussed the specifics of the request with respect to pole signage to be located on one of three possible parcels within the Sandhill DRI. This sign is intended to advertise businesses within the DRI, and to be visible from I-75; it must conform to the County's sign regulations in effect at the time of permitting. Other reviewing agencies

have already reviewed the matter and it has been determined that this amendment does not require the filing of a Notice of Proposed Change and that the signage can be established based on the County's signage regulations.

Questions for Staff

None.

Applicant's Presentation

Geri Waksler, Esq., of McCrory Law Firm, applicant's agent, gave more specifics regarding the applicant's request, noting that in the past, such a request would have been handled via a Special Exception; she also indicated that similar signs have been allowed within the Harborview DRI, and within the Sandhill DRI (e.g., Cracker Barrel). The request is to allow traffic on the interstate, with its very different elevations, to be able to view the signs; the terms of the request also are intended to limit the overall number of pole signs that might be required in future, by permitting up to four business on this single pole.

Public Input

None.

- **Mr. Gravesen** moved to close the public hearing, second by **Mr. Vieira** with a unanimous vote.

Discussion

Chair Hess indicated that the petition seemed quite clear, that the request would not be of regional impact, and that she agreed with staff's recommendation for approval.

Recommendation

Mr. Vieira moved that NPOC-15-03-02, be sent to the Board of County Commissioners with a recommendation of *Approval*, based on the findings and analysis in the staff report dated April 24, 2015, along with the evidence presented at today's meeting, second by **Mr. Gravesen** and carried by a unanimous vote.

PA-14-10-14-LS

Legislative

Countywide

Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment to the Department of Economic Opportunity for review and comments; this request is to amend the Potable Water and Sanitary Sewer (WSW) subelement of the Infrastructure Element to update the Water Supply Facilities Work Plan; to amend ICE Policy 1.1.11: Coordination with Water Management Districts, to reference the adopted Water Management District regional water supply plans; and to amend CIE Policy 1.1.8: Financially Feasible CIE Schedule, to remove a reference to deleted Chapter 9J-5, F.A.C.; Petition No. PA-14-10-14-LS; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

Staff Presentation

Matt Trepal, Principal Planner, presented the findings and analysis of the petition with a recommendation of Approval, based on the reasons stated in the staff report dated April 24, 2015, noting that this is the transmittal hearing for this plan amendment. He also gave details regarding the Evaluation and Appraisal Report (EAR) process, and the significance of this item in particular with respect to the County's projected water usage. He noted that the projected population is estimated to reach 218,000 by 2050; he also discussed the state water management agency's methodology for factoring in the effects of the seasonal population to arrive at a "total functional population" which is used to calculate demand on the potable water supplies in future. Charlotte County's total functional population, according to this methodology, would be nearly 235,000 in 2050.

Mr. Trepal also briefly discussed the independent water utilities that serve sections of the County, and incorporation of their permitted water supplies and their expansion plans. Analysis of this data shows that the County has adequate potable water supplies for its projected population growth in all utility service areas through 2050. The nature of the amendments, which include some housekeeping as well as more substantive changes, were also discussed.

Questions for Staff

None.

Public Input

None.

- **Mr. Gravesen** moved to close the public hearing, second by **Mr. Vieira** with a unanimous vote.

Discussion

Chair Hess indicated that she agreed the presented amendments were consistent with the County's Comprehensive Plan, and that the staff recommendation of approval for transmittal to the state is appropriate.

Recommendation

Mr. Gravesen moved that **PA-14-10-14-LS**, be sent to the Board of County Commissioners with a recommendation of *Approval for transmittal to the Department of Economic Opportunity*, based on the findings and analysis in the staff report dated April 24, 2015, along with the evidence presented at today's meeting, second by **Mr. Bigness** and carried by a unanimous vote.

PA-15-04-04-LS

Legislative

Countywide

Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment to the Department of Economic Opportunity for review and comments; the request is to amend the Transportation (TRA) Element by revising TRA Policy 1.3.4: Airport Ground Access, to ensure that all roadway work within the ECAP Overlay shall

have no negative impact on access to the airport; Petition No. PA-15-04-04-LS; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

Staff Presentation

Matt Trepal, Principal Planner, presented the findings and analysis of the petition with a recommendation of Approval, based on the reasons stated in the staff report dated April 22, 2015. He noted that this amendment is also an EAR-based amendment, and incorporates amendments concerning ground-based transportation via the newly-constructed Piper Rd., serving the County Airport and associated business park in Punta Gorda.

Questions for Staff

None.

Public Input

None.

- **Mr. Gravesen** moved to close the public hearing, second by **Mr. Vieira** with a unanimous vote.

Discussion

Chair Hess indicated that roadway changes within the ECAP area are consistent with the Comprehensive Plan; Chair Hess also commented on the role of the Planning and Zoning Board as the Local Planning Agency for Charlotte County, acting as the keeper of the Comprehensive Plan.

Recommendation

Mr. Gravesen moved to that PA-15-04-04-LS, be sent to the Board of County Commissioners with a recommendation of *Approval for transmittal to the Department of Economic Opportunity*, based on the findings and analysis in the staff report dated April 22, 2015, along with the evidence presented at today's meeting, second by **Mr. Chandler** and carried by a unanimous vote.

Chair Hess commented on the Land Use Symposium experience, noting that the keynote speaker, Mr. Gene Boles, spoke on the desirability of a comprehensive plan not including regulation, which supports the direction taken early on by our Commissioners and the Community Development staff to implement that vision. Mr. Boles also commented that staff best serves the petitions to find a way to do what they are allowed to do consistent with the Comp Plan, in a friendly open manner, and if there is no way, to provide very clear explanation as to why that is so; **Chair Hess** said she felt our staff was very good with that approach.

There being no further business to come before the Board, the meeting was adjourned at 1:48 p.m.